

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
NOVEMBER 26, 2002**

The meeting called to order as the City Council at 10:05 a.m. by Mayor Murphy.

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Lamont Ewell, Assistant City Manager
Casey Gwinn, City Attorney
Leslie Devaney, City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk
Joyce Lane, City Clerk

The meeting recessed as the City Council by Mayor Murphy at 11:05 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:10 a.m. with Council Member Maienschein not present.

The meeting adjourned as the City Council at 11:18 a.m.

The meeting reconvened as the Special Redevelopment Agency at 11:18 a.m.

Adoption

4. **R-7 Parking Garage Project - Request to Bid Construction. (District 2).**

(RA 2003-79)

Authorizing CCDC on behalf of the Agency, to advertise and received bids for construction of the R-7 Parking Garage Project; to award contract to the lowest responsible bidder, providing necessary funds are available, bids are within the established budget, and that all other requirements are met; and to administer said contracts.

Auditor Certificate Number: AC 2300545

Motion by Member Wear to approve (with Atkins and Frye in opposition to the financing, and Maienschein not present)

Second by Member Stevens

Vote: 6-2

Redevelopment Agency Resolution number R-03550.

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Adoption

6. **Centre City Redevelopment Project Subordinate Tax Allocation Bonds Centre City Redevelopment Project Subordinate Parking Revenue Bond; Amendment to Parking Structure Operating Agreement. (District 2).**

(RA 2003-73)

Approving the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2003A in an amount not to exceed 31.5 million.

(RA 2003-74)

Approving the issuance of Centre City Redevelopment Project Subordinate Parking Bonds, Series 2003B in an amount not to exceed \$21.5 million and to make certain findings concerning the use of the bond proceeds.

(RA 2003-78)

Authorize the Executive Director or designee to execute First Amendment to the Parking Structure Operating Agreement between the City and Agency; and make findings that the Public Parking Facility is of benefit to the Centre City Redevelopment Project, that no other reasonable means of financing the facility for which the agency proposes to pay are available and that it will eliminate one or more blighting conditions in the Centre City Redevelopment Project and the project is consistent with the implementation plan.

See Centre City Development report dated November 20, 2002.

Council Companion Item No. 334

Motion by Member Inzunza to approve RA 2003-73 (with Frye in opposition, and Maienschein not present)

Second by Member Stevens

Vote: 7-1

Motion by Member Inzunza to approve RA-2003-74 (with Frye in opposition, and Maienschein not present)

Second by Member Stevens

Vote: 7-1

Motion by Member Inzunza to approve RA-2003-78 (with Frye and Atkins in opposition to the financing, and Maienschein not present)

Second by Member Stevens

Vote: 6-2

Redevelopment Agency Resolution and Document numbers R-03551, R-03552 and R-03553 and D-03553; and City Council Resolution numbers R-297397, R-297398, and Subitems C and D Introduced, to be adopted on Monday, December 9, 2002.

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Adoption

8. **Approval of a Contract with Rick Engineering for General Engineering Services. (District 4).**

(RA 2003-68)

Approving an Agreement with Rick Engineering for General Engineering Services for a total contract amount not to exceed Three Hundred Twenty-One Thousand Two Hundred Dollars (\$321,200.00) for work undertaken by the Corporation.

See Southeastern Economic Development report no. SEDC 02-014, dated November 13, 2002.

Auditor Certificate Number: AC 2300589

Motion by Member Stevens to approve (with Maienschein not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03554 and D-03554.

9. **Approval of a Second Amendment to the Agreement with Keyser Marston Associates, Inc. (Districts 4 & 8).**

(RA 2003-80)

Approving the Second Amendment to the Agreement with Keyser Marston Associates in amount of Two Hundred Fifty Thousand Dollars (\$250,000) for a total contract amount not to exceed \$550,000.

See Southeastern Economic Development report no. SEDC 02-016, dated November 20, 2002.

Auditor Certificate Number: AC 2300590

Motion by Member Stevens to approve (with Maienschein not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03555 and D-03555.

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Adoption

10. **Approval of the Owner Participation Agreement by and between the Redevelopment Agency and the Southeast Medical Center Associates. (District 4).**

(RA 2003-67)

Approving the Owner Participation Agreement with Southeast Medical Center Associates.

See Southeastern Economic Development report no. SEDC 02-015, dated November 20, 2002.

Motion by Member Stevens to approve (with Maienschein not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03556 and D-03556.

1. **Approval of the Minutes of:**

October 29, 2002

November 12, 2002, special meeting

November 19, 2002, adjourned

Motion by Member Stevens to approve (with Maienschein not present)

Second by Member Wear

Vote: 8-0

The meeting adjourned as the Special Redevelopment Agency at 11:29 a.m.

The meeting reconvened as the Housing Authority at 11:29 a.m.

The meeting adjourned as the Housing Authority at 11:32 a.m.

The meeting reconvened as the City Council at 11:32 a.m.

The meeting adjourned as the City Council at 11:35 a.m.

The meeting reconvened as the Redevelopment Agency at 11:35 a.m.

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Adoption

5. **Request to Bid Installation of Streetlights on Kettner Blvd. from Laurel to Ash Streets. (District 2).**

(RA2003-66)

Approving the Installation of the Mid-Block Streetlight Improvements on Kettner Blvd. from Laurel to Ash Streets; making certain findings regarding payments; and authorizing CCDC to bid and construct said improvements.

See Centre City Development report no. CCDC 02-08, dated November 13, 2002.

Council Companion Item No. 333

Auditor Certificate Number: AC 2300470

Motion by Member Wear to approve (with Maienschein not present)

Second by Member Inzunza

Vote: 8-0

Redevelopment Agency Resolution number R-03561; and City Council Resolution number R-297396.

3. **FY 2003 Budget Amendment-Economic Administration Grant. (District 2).**

(RA 2003-60)

Approving a budget amendment \$75,0000 from the \$250,000 allocated as matching funds for the EDA Grant received by the City of San Diego to be used to build national awareness of the opportunities afforded by Downtown and the Grant Program.

See Centre City Development Corporation report no. CCDC-02-09, dated November 13, 2002.

Auditor Certificate Number: AC 2300499

Motion by Member Wear to approve (with Maienschein not present)

Second by Member Stevens

Vote: 8-0

Redevelopment Agency Resolution number R-03563.

2. **Morena Vista Transit Oriented Development Project. (Districts 2 & 6).**

Motion by Member Frye to continue this item and the Council Companion item to provide a legislative courtesy to the new council member elect from District 2, and North Bay Project Area Committee a chance to review this item. There was no second.

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The meeting adjourned as the Special Redevelopment Agency at 11:46 a.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 11:46 a.m.

Redevelopment Agency Item no. 7 and Council Companion Item no. S-601

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 12:08 p.m.

The meeting reconvened as the City Council at 2:08 p.m.

The meeting adjourned as the City Council at 3:14 p.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 3:14 p.m.

Joint Public Hearing

7. Fourth Amendment to Disposition and Development Agreement with Horton Land, LLC and Design Review of Basic Concept/Schematic Drawings - Inter-Continental Hotel. (District 2).

(RA 2003-69)

Certifying that the Master Environmental Impact Report for the Centre City Redevelopment Project (MEIR), the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments (SEIR), and the Environmental Secondary Study with respect to the proposed Inter-Continental Hotel have been reviewed and considered by the City Council.

(RA 2003-70)

Approving the terms of the proposed Fourth Amendment to the Disposition & Development Agreement with Horton Land LLC.

(RA 2003-71)

Approving Basic Concept/Schematic Drawings.

See Centre City Development report no. CCDC 02-011, dated November 13, 2002.

Council Companion Item No. S-601

Pam Hamilton, project manager, CCDC presented staff report.

Brad Richter, project manager, CCDC presented the design basic-concept/schematic drawings for the project.

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Joint Public Hearing

7. **Fourth Amendment to Disposition and Development Agreement with Horton Land, LLC and Design Review of Basic Concept/Schematic Drawings - Inter-Continental Hotel. (District 2).**

(RA 2003-69)

Certifying that the Master Environmental Impact Report for the Centre City Redevelopment Project (MEIR), the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments (SEIR), and the Environmental Secondary Study with respect to the proposed Inter-Continental Hotel have been reviewed and considered by the City Council.

(RA 2003-70)

Approving the terms of the proposed Fourth Amendment to the Disposition & Development Agreement with Horton Land LLC.

(RA 2003-71)

Approving Basic Concept/Schematic Drawings.

See Centre City Development report no. CCDC 02-011, dated November 13, 2002.

Council Companion Item No. S-601.

Public testimony in opposition by Gabriel Elliott, Martaza Baxamusa, David Karjanen and Ann Menasche.

Public testimony in favor by Lynne Heidel, Toni Manos, Jessie Knight, April Boling, John Hawkins, Michael McDowell, Steven Friar and Leslie Wade.

Motion by Member Wear to approve (with Atkins and Frye in opposition)

Second by Member Stevens

Vote: 7-2

Redevelopment Agency Resolution and Documents numbers R-03564, R-03565 and D-03565a, D-03565b, D-03565c, and R-03566; and City Council Resolution numbers R-297402, R-297403 and R-297404.

The meeting recessed as the Special Joint Redevelopment Agency with City Council by Chair Murphy at 5:13 p.m. for the purpose of a break.

The meeting reconvened as the Special Redevelopment Agency with City Council at 5:30 p.m..

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Adoption

2. **Morena Vista Transit Oriented Development Project. (Districts 2 & 6).**

(RA 2003-82)

1) Authorize Redevelopment Agency staff to work with CityLink Investment Corporation to seek and secure additional funding and to negotiate an amendment to the existing Cooperation Agreement with the Metropolitan Transit Development Board (MTDB) for the Morena Vista Transit Oriented Development site in order to provide for undergrounding of power lines, and financial support for the public Park N Ride facility at the Morena Vista site; and 2) Authorize Agency staff, within reasonable financial parameters, to negotiate a Disposition and Development Agreement with CityLink Investment Corporation to provide Agency 20% housing set-aside funds to support development costs of proposed affordable housing units, and other funds to cover soil compaction and pre-development/entitlement costs.

See Redevelopment Agency Report no. RA-02-22, and City Manager Report No. CMR-02-276, dated, November 20, 2002.

Council Companion Item No. S-501.

Hank Cunningham, Assistant Executive Director, Redevelopment Agency presented staff report and slide presentation.

Public testimony in opposition by Joe Medina, Kathleen Blavett, Maggie Valentine, Keith Rhodes, and Richard Stegler.

Motion by Member Wear to approve (with Frye nay on including public park-and-ride facility funding and funding to cover soil compaction and predevelopment/entitlement costs, and entering into a Disposition and Development Agreement prior to provide an Environmental Impact Report, and Atkins not present) with direction this item be returned to Redevelopment Agency and Council on January 14, 2003 for consideration of the Disposition and Development Agreement. Request that the design of the undergrounding on the project be expedited.

Second by Member Stevens

Vote: 8-0

Redevelopment Agency Resolution number R-03567; and City Council R-297401.

Adjournment

The meeting adjourned as the Special Redevelopment Agency with City Council at 7:30 p.m.

Secretary of The Redevelopment Agency
of the City of San Diego, California